

4/11/22 Meeting Minutes

MCHD & CARS are 2 separate departments under the DHHS umbrella.

Anyone in this meeting is considered a “housing champion.”

If you know a lot of what we’re talking about, please keep coming! Difficult to keep the meeting purely basic OR very in-depth; variety of experiences.

Permanent Supportive Housing (PSH): a formal category (not a description). PSH is a HUD-recognized funding type of program. Not one particular program—just a way a program can be defined. This is for life, ongoing, forever—hence “permanent!”

Supportive; more increased management. Intended for those with severe/persistent mental health concerns and other disabling concerns. Prioritizes families experiencing **chronic homelessness** (defined as those experiencing literal homelessness for 1yr straight or 4 times within the last year and a documented disability).

Individuals in PSH are required to have staffing before a discharge to prevent another episode of homelessness. There will not always be an available option other than shelter.

Required by HUD all PSH come through CE. There are different sub-types within the umbrella:

Master lease: the program itself holds the lease and then subleases to the client. These are scattered site units throughout the county. The subsidy is project based. Beneficial for those with tough eviction/criminal histories. **The tenant is not the lease holder with landlord. Holds lease with the program.** Helps to house folks who have a tough rental history.

Tenant based: the tenant *is* the lease holder but and can find their own unit.

Project Based: - the subsidy stays with the unit.

All these programs are through Coordinated Entry (CE), so you must contact IMPACT (211). Individuals come up for these units by being on the housing que, having documented time being homeless and having a documented disability.

Master lease:

- Homelinc (master lease, singles and family)
- Project Bridge (master lease)
- Roots
- Keys to Independence (master lease singles, requires minimum income of \$700 per month)
- Johnston Center (project based, single adults)
- St. Catherine’s (some subsidized units, some lower rent units. Females only)
- Capuchin
- St. Anthony’s (project based and fair market units)
- Prairie
- United Methodist Children’s Services (project-based County Section 8 units for families)

Cardinal Capital (all units are for single adult occupancy)

- Empowerment Village (National Ave) (project-based County Section 8)
- empowerment Village (Lincoln Ave) (project-based County Section 8)
- Highland Commons (project-based County Section 8)
- Thurgood Marshall (project-based County Section 8 and FM units. For those with chronic alcohol abuse)
- United House (project based through HACM and fair market units)
- Farwell Studios. (Project based through County Section 8 and fair market units)

What requires outside CM services?

My Home

Housing First

Cardinal Capital buildings

UMCS

To qualify and maintain these programs individuals need to be in some level of community case management services

HUD has its own language which can be confusing.

In CCS & CSP, we need to do annual results. State asks a lot of questions, such as:

How many of your consumers are living in permanent housing?

Section 8 is not considered PSH because you **do not need** to have a permanent disabling condition.

Section 8 is permanent but you're not required to have support. It is considered its own subsidy outside of the PSH umbrella.

Keys to Independence:

- rent is 35% income, includes utilities & peer support services (additional support with their CARS case management—but don't need CARS to qualify)
- Must have income of at least \$700 per month (Only master lease program that requires income)
- Mostly singles, few families)
- 35 units
- WCS operates; client subleases from WCS for their unit
 - Clients cannot pick a unit; all based on what's open at the time
- Required to meet with case management 2x a month.

UMCS (United Methodist Children's Services):

- for families, filled through CE
- 14 units
- project-based Section 8 through the county (after 1 year of being in the building and no issues with landlord, you can apply for tenant-based voucher at lease renewal. Not a guarantee they will be available, but you can apply.)
- No security deposit required

- Some 2- or 3-bedroom, not specific based on how many children or gender

Important: HUD defines how much money we can give per bedroom size—a mom and a 6yo daughter and 5yo son, the kids can technically share a bedroom since one is under school age.

- **Tip:** if you are working with a family, email Erika or Kali with lineup of ages & genders ASAP. This advice ahead of time is helpful when speaking with your consumer about it so they do not feel blindsided about HUD specifics. Utilize the Teams Channel with the chat feature. Things change throughout the application/placement process due to what's available or what the county regulations are—transparency with all parties is most helpful. (Any 2 of the same gender, regardless of age, will likely share a bedroom.)

Cardinal Capital buildings

Has a lot of property; only 6 of their properties are PSH.

All have on-site support by peer support (cannot help with paperwork, lease renewals; just groups, assisting acquiring gov phone, non-case management responsibilities). Different buildings have different agencies for support, a popular one is Our Space (Highland Commons (unit in West Allis—all project-based, cannot have section 8 voucher).

- **Empowerment Village National** (15th St. & Walker). project-based unit, no vouchers. Main building is connected to National, so half is residential & have is Our Space (beneficial for those who attend groups).
- **Empowerment Village Lincoln** (5th St. & Lincoln). Only project-based units, no subsidy vouchers. 1st shift staff
- **United House** (25th St. & Center). Supportive staff with Sirona Recovery. Subsidized through HCAM, much stricter background than the county, so more difficult to get in. If individual has no income rent will be \$50 per month. Individuals cannot have a lengthy background to get approved. Fair-market. 1st shift staff
- **Farwell Studios** is the only unit with studio apartments. Section 8 project based through MKE County, fair market. 1st shift staff
- **Thurgood Marshall** for individuals with extreme alcoholism, must be impacting your ability to live independently. 24hr staff and occasional security. Project-based, Section 8, and fair market.

All filtered through CE which prioritizes chronically homeless. Individuals cannot have open warrants and will need to start process over when warrants are cleared. Fair market is also filled through CE for those with vouchers. All buildings require outside case management as part of their lease. There is no waitlist held.

Homeless categories – HUD defines these. Housing always comes down to where are you staying, and what do you want? Different situations make people eligible for other things. Category is determined by where they stayed last night

- **Category 1:** not meant for human habitation, shelter, or Save Haven (in car, sleeping outside in a park)
- **Category 2:** Those not literally homeless but at imminent risk of losing sleeping environment. Defined by HUD within 14 days. Doubled up, couch surfing, moving from place to place. If at

sister's and need to leave in a week. Hotel paid for by themselves but must leave within 5 days since that's all they can afford. Evictions less than 30 days away.

- **Category 3:** Youth (up to age 26) by any other category without a time limit.
 - The youth programs we have are rapid rehousing—up to 24 months of support. Can refer up to the age of 26; may age out of the program and housing would be included with their discharge plan.
- **Category 4:** person or family fleeing violence, inside or outside experience. Recognizes that it may be safer to stay outside somewhere than inside a specific home

There are a few prevention-based programs: help search for a new place, advocate with landlords, helpful mediation with landlords (IMPACT's Prevention Navigation Program, Cathedral Center, Community Advocates, Guest House are some examples).

Always comes down to:

- **where are you staying?** (are they category 1 or 2?); and
- **What do you want/where do you want to be placed?**

Category 2 prevention route:

Some agencies require CE (calling IMPACT 211). 3 levels:

- ★ Primary & secondary – eviction prevention, legal resources
 - don't need referral from CE to go to Housing Resource Center or Community Advocates
- ★ Tertiary: most intensive need for those most unstably housed → these come through CE

CE general update

Additional funding for warming & overnight spaces ended March 31. Focus is now back to connecting folks back to housing system & long-term support.

Pathways

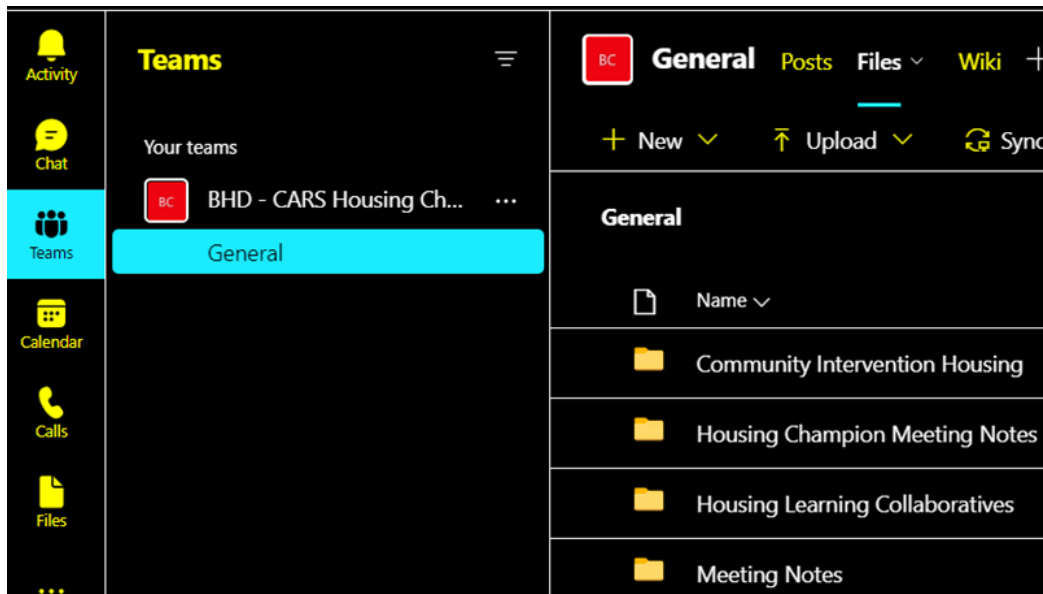
Pathways is full. Longer-term program, not a lot of movement; when there is, individuals outdoors get priority..

If your consumer is Category 2 and could benefit from Pathways, do the referral. Don't be afraid of the waitlist; be realistic.

How to: Referrals

Safe Haven & Pathways: contact Kali and LaJuell, no need to call 211. **This is stored in the Housing Champions Teams Channel at the top of the page under "Files" (see photo below).**

*Email Jen to be on the Teams channel: Jennifer.alfredson@milwaukeecountywi.gov



How to: Registered Sex Offender Referrals

Call 211. Only shelter that accepts sex offenders is the Guest House. This status does not always make someone ineligible for other services, but it is helpful for us to know when considering housing options. Some landlords do have resources for housing, but are commonly rooming homes, and My Home vouchers cannot be used in a rooming house. If you know any resources, share with the team!

How to: Veterans Referrals

Specific resources are available. Some go through CE, some are outside referrals. Recommended to send a referral to us. CBI or PSH will be considered.

Crisis Intervention Housing (CIH)

Temporary spot (starting at 30 days) for those with a housing plan in place and are currently category 1 homeless. Must have a housing plan in place for example: have been issued a My Home voucher and need somewhere to stay. Like a room & board, shared space. Generally, 3 people per house. Single adults, no minors. No staff on-site, must be completely independent and able to care for yourself. Must have case management checking in with you weekly. Often it is full; no waitlist since it is just 30-day housing. If you are staying in CIH, you maintain your Category 1 homeless status. For referrals, email Kali Daugherty.

CARS Housing Policy

<https://county.milwaukee.gov/EN/DHHS/Provider-Portal/BHD-Providers>

If anyone wants to know more about how CARS & My Home partner, you can watch the video provided on this site. There is a monthly match report; if you change case managers within My Home, supposed to fill out a form here.

Relevant policy to read: **Guidelines for Case Management Providers policy**. If you are a housing champion (attends the Housing Collaborative meetings), being familiar with this document and its

existence is strongly recommended. There is a Case Manager Housing Checklist that you can print off for your own reference.

- Let consumers know, “If I am asking you this now, it means it is important to me. If something changes (such as your heat stops working, your refrigerator isn’t working), please let me know, since I won’t be asking these questions every week.”

CARS Housing Initiative

We want each agency and program to attend a monthly meeting, and feel free to share this information with your peers, coworkers, networks. Steering Committee is from 2:30-3pm to discuss further.

How to: Issues with overcrowding. Start to look at a new treatment facility, there are lots of options! Consumers can contact directly to get connected.

A consumer could, theoretically, go somewhere for treatment, and stay somewhere else.

*There is a quarterly TCM/AODA meeting if you would like to attend.